

## ANDOVER PLACE UNIT ONE

A PORTION OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA.

TAXES VERIFIED R.B.F.

## CAPTION

A portion of Section 8, Township 4 South, Range 27 East, City of Jacksonville, Duval County Florida, being more particularly described as follows: COMMENCE at the Northeastern corner of Lake Mandarin Unit Fifteen, as recorded in Plat Book 40, Pages 43 and 49A, of the current Public Records of said County, said corner also being situate on the Westerly boundary line of Williamsburg Tract, as recorded in Plat Book 40, Page 90, of the current Public Records of said County; thence North 00°33'19" West, along said Westerly boundary line and the Westerly line of Government Lot 7, 164.21 feet to the POINT OF BEGINNING; thence South 89°26'41" West, departing from said Westerly line of Government Lot 7, 117.53 feet; thence North 84°42'43" West, 60.07 feet; thence South 89°26'41" West, 237.68 feet to a point on the Eastern boundary line of Lake Mandarin Unit Fourteen, as recorded in Plat Book 39, Pages 92, 96A, 96B, and 96C, of the current Public Records of said County; thence in a Northwesterly direction the following Two (2) Courses along said Eastern boundary of Lake Mandarin Unit Fourteen: Course Number One (1), North 40°00'00" West, 312.01 feet; Course Number Two (2), North 15°00'00" West, 480.41 feet to the Southeast corner of those lands described and recorded in Official Records Volume 5389, Page 972, of the current Public Records of said County; thence North 35°28'03" East, along the Southeastern line of said lands, 590.57 feet to a point situate on a curve leading to the left said point also being the most Easterly corner of said lands; thence along and around the arc of the curve and the Northeastern line of said lands, said curve being concave Northeastern and having a radius of 11669.16 feet, an arc length of 300.10 feet to the Southeastern boundary line of Lake Mandarin Unit Five, as recorded in Plat Book 36, Pages 53, 53A, 53B, and 53C, of the current Public Records of said County, said point also being situate on the Northwesterly right-of-way line of Lake Mandarin Circle East (a 60 foot right-of-way as now established); thence North 35°34'09" East, along said Southeastern line of Lake Mandarin Unit Five, 60.00 feet to a point situate on a curve leading to the left in the Southwesterly limited access right-of-way line of Interstate Highway No. 295; thence along and around the arc of the curve in said Southwesterly right-of-way line, said curve being concave Northwesterly and having a radius of 11609.16 feet, an arc length of 1577.85 feet, said arc being subtended by a chord bearing and distance of South 58°57'13" East, 1576.63 feet to a point on said curve; thence South 89°04'26" West, departing from said Southwesterly right-of-way line and along the Northerly line of the aforesaid Government Lot 7, 745.98 feet to the Northwesterly corner of said Government Lot 7; thence South 00°33'19" East, along said Westerly line of said Government Lot 7, 578.50 feet to the POINT OF BEGINNING.

APPROVED

DATE: 4/5/89  
For Director of Public WorksBy: *[Signature]*  
City Engineer

For General Council

By: *[Signature]*  
City Engineer

## APPROVED FOR THE RECORD

This is to certify that this Plat has been examined, accepted and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance No. 89-544-182, of said City adopted by its Council and approved by its Mayor.

Signed this 17th day of April, 1989

*[Signature]*  
Mayor of the City of Jacksonville

*[Signature]*  
Secretary of the Council of the City of Jacksonville

## CLERK'S CERTIFICATE

This is to certify that this Plat has been examined and approved by the City Council of the City of Jacksonville, Florida and submitted to me for recording and is recorded in Plat Book 45, Pages 40B, 40C of the Public Records of Duval County, Florida.

Signed this 17th day of May, A. D., 1989

*[Signature]*  
Henry W. Cook  
Clerk

*[Signature]*  
Deputy Clerk

## DEVELOPER'S CERTIFICATE

This is to certify that Summerhomes Incorporated, has deposited with the City of Jacksonville sufficient collateral, in compliance with Section 654.109 of the Municipal Code, in an amount equivalent to one hundred percent of all remaining costs for engineering and construction and costs of placing permanent control points, including sidewalks, as guarantee that all required improvements will be completed in accordance with the plans and specifications approved by the City of Jacksonville.

Signed this 8th day of May, A. D., 1989

*[Signature]*  
Charles A. Brown, Jr., President,  
Summerhomes Incorporated.

*[Signature]*  
Director of Public Works

## SURVEYOR'S CERTIFICATE

I hereby certify that this Plat is a true and correct representation of the lands hereby surveyed, plotted and described in the Caption, that the survey was made under my responsible direction and supervision and that the survey data complies with all the requirements of Chapter No. 177 of the Laws of the State of Florida. I further certify that Permanent Reference Monuments have been placed and that Permanent Control Points will be placed according to the above reference law and that all the zoning rules and regulations of the City of Jacksonville, currently in effect have been complied with.

Signed this 13th day of March, A. D., 1989

*[Signature]*  
James D. Harrison, Jr.,  
Florida Registered Land Surveyor No. 2647  
All American Surveyors, Inc.  
Jacksonville, Florida

## ADOPTION AND DEDICATION

This is to certify that SUMMERHOMES INCORPORATED, is the lawful owner of the lands described in the caption hereon known as ANDOVER PLACE UNIT ONE, and has caused the same to be surveyed and subdivided; that AMERICAN NATIONAL BANK OF FLORIDA, a United States of America Corporation, CALMAC, INC. of JACKSONVILLE, and J. I. LAD, INC., both Florida Corporations, are the holders of the mortgage on said lands and that this plat made in accordance with said survey, is hereby adopted as a true and correct plat of said lands. All right-of-ways, and easements for drainage, utilities and sewers are hereby irrevocably without reservation, dedicated to the City of Jacksonville, its successors and assigns. The drainage easement through and over the lakes and filtration systems shown on this plat are hereby irrevocably dedicated to the City of Jacksonville, its successors and assigns and are subject to the following covenants which shall run with the land: (1) the drainage easements hereby dedicated shall permit the City of Jacksonville, its successors and assigns for any damages, injuries or losses to the City of Jacksonville, its successors and assigns for any damages, injuries or losses to persons or property resulting from the acceptance or use of these drainage easements by the City of Jacksonville, its successors and assigns; (2) the lakes and filtration systems shown on this plat are owned in fee simple title by the abutting property owners; and the City of Jacksonville by acceptance of this plat assumes no responsibility for the removal or treatment of aquatic plants and animals, soil, chemicals or any other substance or thing that may even be or come within said lakes or filtration systems which these easements traverse, nor any responsibility for maintenance or preservation of the water purity, water level or water depth which responsibilities shall be those of the abutting owners. (3) The City of Jacksonville, its successors and assigns shall not be liable nor responsible for the creation, operation, failure or destruction of any water level control equipment which may be constructed or installed by the developer or any other person within the area of the lands hereby platted or of the lakes and filtration systems shown on this plat, but shall have the right to modify the existence of the lakes and filtration systems and that which retains it, to effect adequate drainage, including, but not limited to, the right to remove any water level control structures or any part thereof. SUMMERHOMES INCORPORATED, developer and owner of the lands described and captioned hereon, shall indemnify the City of Jacksonville and save it harmless from and against all suits, actions, damages, liability and expense in connection with loss of life, bodily suits, actions, damages, liability and expense arising from or out of any occurrence in, upon, or at, or from the lakes and filtration systems described above, or any part thereof, or occasioned wholly or in part by any act or omission of SUMMERHOMES INCORPORATED, its agents, contractors, employees, servants, licensees or concessionaires with ANDOVER PLACE UNIT ONE. This indemnification shall run with the land and the assigns of SUMMERHOMES INCORPORATED, and shall be subject to it. "A Recreational Site, as shown shall remain in the ownership of SUMMERHOMES INCORPORATED, its successors and assigns. The private easements on this plat are and shall remain privately owned and the sole and exclusive property of the developer and its successors and grantees, if any, of said easements." In witness thereof the above named Corporations have caused these presents to be executed by their respective agents and seals affixed, this 16th day of JAN, A. D., 1989

J. I. LAD, INC.

Witness: *[Signature]*

*[Signature]*  
James B. Jaffe, President  
J. I. Lad, Inc.

Witness: *[Signature]*

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of Jan, A. D., 1989, by James B. Jaffe, President, J. I. Lad, Inc.,

*[Signature]*  
Notary Public, State of  
Florida, at Large

My Commission Expires: 2/21/92

SUMMERHOMES INCORPORATED

Witness: *[Signature]*Witness: *[Signature]*

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of Jan, A. D., 1989, by Charles A. Brown, Jr., President, Summerhomes Incorporated.

*[Signature]*  
Notary Public, State of  
Florida, at Large

My Commission Expires: 2/21/92

AMERICAN NATIONAL BANK OF FLORIDA  
a United States of America CorporationWitness: *[Signature]*Witness: *[Signature]*

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of Feb, A. D., 1989, by William H. Sullivan, Senior Vice President, American National Bank of Florida, a United States of America Corporation.

*[Signature]*  
Notary Public, State of  
Florida, at Large

My Commission Expires: 2/15/92

CALMAC, INC. of JACKSONVILLE

Witness: *[Signature]*Witness: *[Signature]*

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of March, A. D., 1989, by A. E. MacWilliams, President, Calmac, Inc. of Jacksonville.

*[Signature]*  
Notary Public, State of  
Florida, at Large

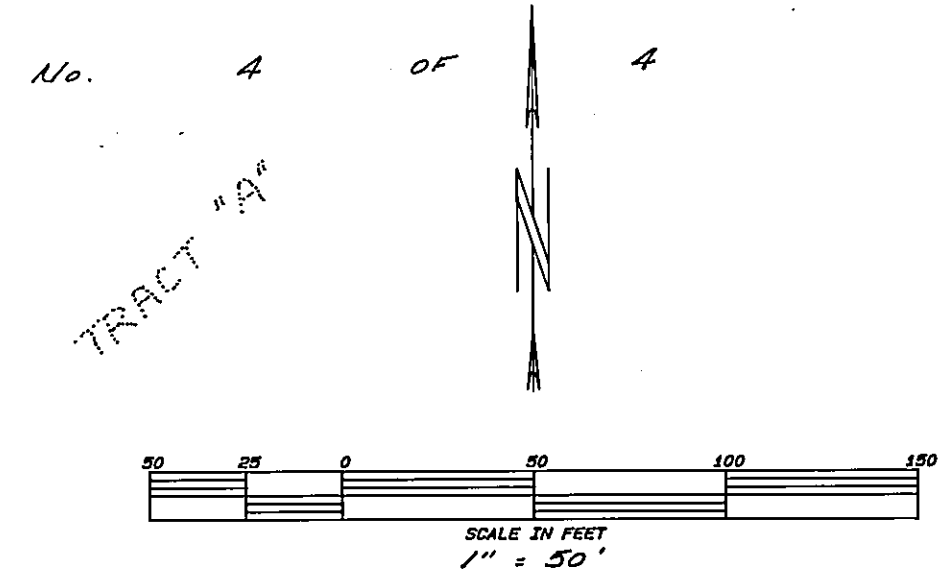
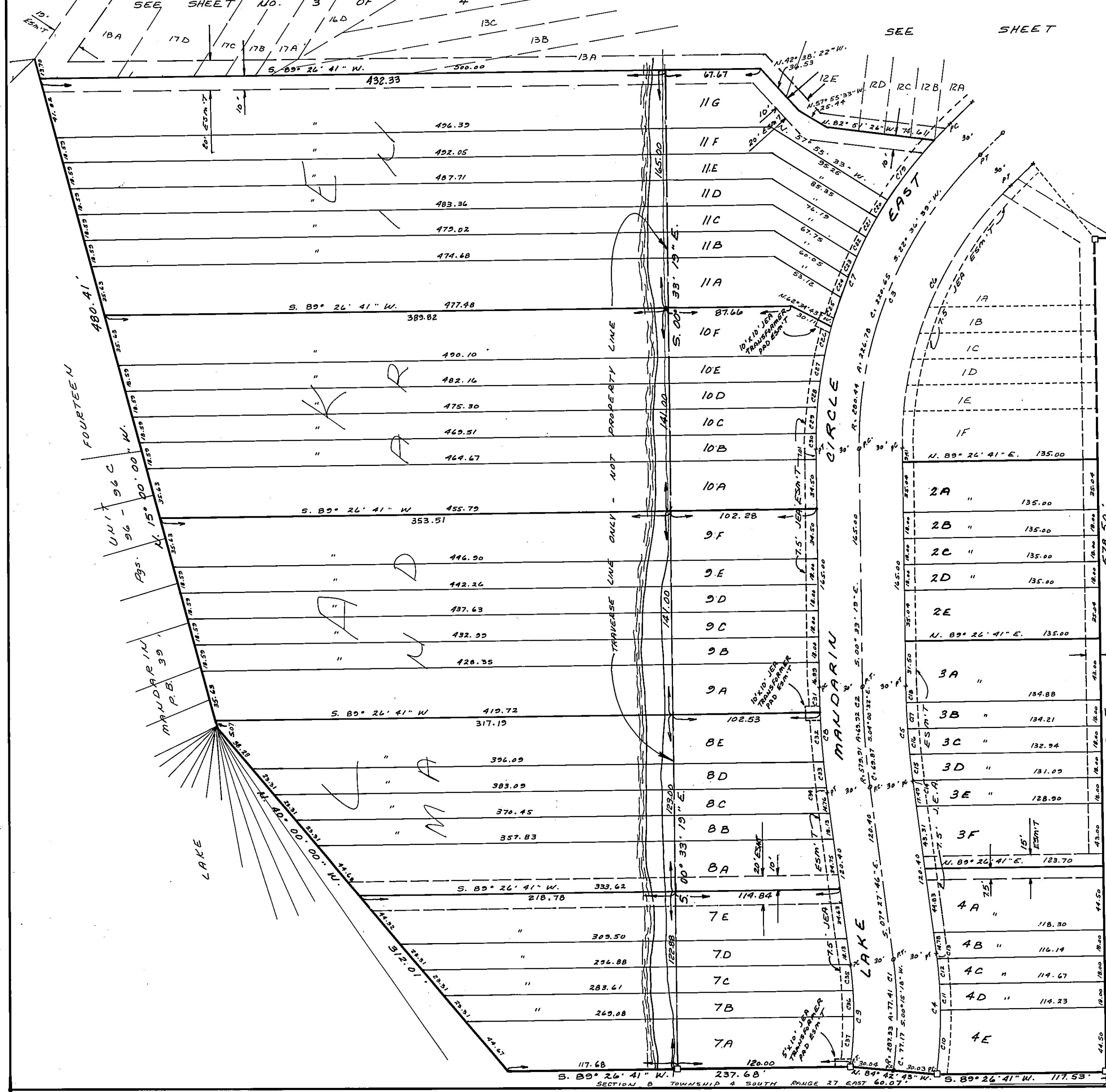
My Commission Expires: 2/21/92

Prepared By:  
ALL AMERICAN SURVEYORS, INC.  
4220 HOOD ROAD  
JACKSONVILLE, FLORIDA, 32257  
(904) 268-4155

P.S.D. 88-045

# ANDOVER PLACE UNIT ONE

A PORTION OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



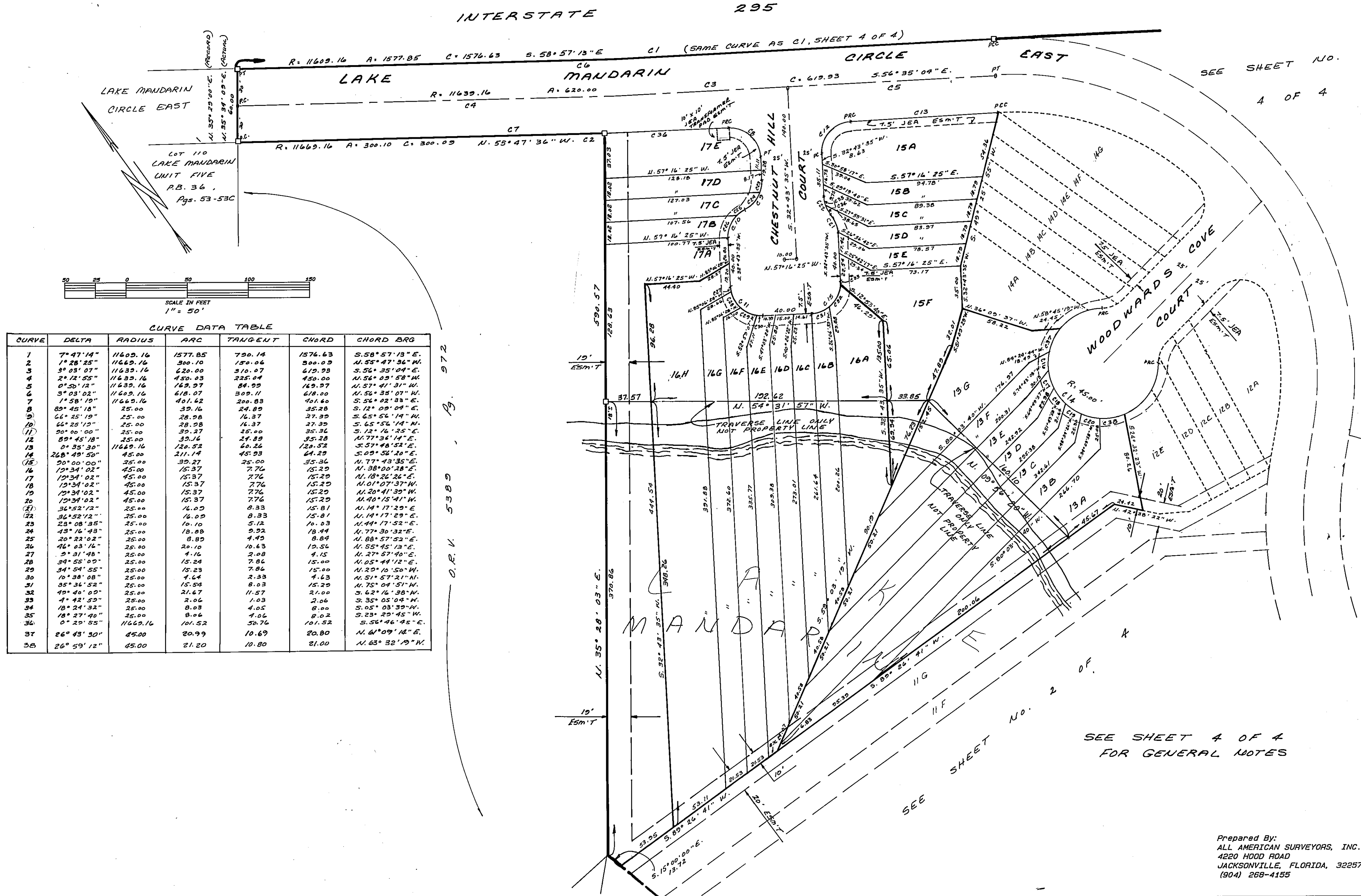
| CURVE DATA TABLE |             |        |        |         |        |
|------------------|-------------|--------|--------|---------|--------|
| CURVE            | DELTA       | RADIUS | ARC    | TANGENT | CHORD  |
| 1                | 15° 26' 08" | 287.33 | 77.41  | 38.94   | 77.17  |
| 2                | 6° 54' 28"  | 579.91 | 62.92  | 35.00   | 62.87  |
| 3                | 16° 10' 54" | 280.44 | 126.78 | 128.00  | 226.65 |
| 4                | 15° 10' 54" | 317.33 | 84.08  | 42.29   | 83.84  |
| 5                | 6° 54' 28"  | 579.91 | 62.90  | 33.15   | 62.26  |
| 6                | 16° 10' 54" | 280.44 | 202.52 | 107.16  | 197.05 |
| 7                | 16° 10' 54" | 317.33 | 251.04 | 132.84  | 244.25 |
| 8                | 6° 54' 28"  | 602.91 | 73.53  | 36.81   | 73.49  |
| 9                | 15° 44' 36" | 257.33 | 70.73  | 35.33   | 70.51  |
| 10               | 8° 03' 48"  | 317.33 | 44.66  | 22.37   | 44.62  |
| 11               | 3° 15' 05"  | 317.33 | 18.01  | 9.01    | 18.01  |
| 12               | 3° 15' 41"  | 317.33 | 18.04  | 9.03    | 18.04  |
| 13               | 0° 36' 20"  | 317.33 | 3.35   | 1.68    | 3.35   |
| 14               | 0° 04' 01"  | 549.91 | 0.64   | 0.32    | 0.64   |
| 15               | 1° 53' 08"  | 549.91 | 18.10  | 9.05    | 18.10  |
| 16               | 1° 52' 49"  | 549.91 | 18.05  | 9.02    | 18.04  |
| 17               | 1° 52' 37"  | 549.91 | 18.01  | 9.01    | 18.01  |
| 18               | 1° 11' 53"  | 549.91 | 11.50  | 5.75    | 11.50  |
| 19               | 9° 42' 31"  | 310.44 | 52.60  | 26.37   | 52.54  |
| 20               | 2° 46' 07"  | 310.44 | 15.00  | 7.50    | 15.00  |
| 21               | 2° 46' 21"  | 310.44 | 15.02  | 7.51    | 15.02  |
| 22               | 2° 46' 58"  | 310.44 | 15.08  | 7.54    | 15.08  |
| 23               | 2° 48' 00"  | 310.44 | 15.17  | 7.59    | 15.17  |
| 24               | 2° 49' 27"  | 310.44 | 15.30  | 7.65    | 15.30  |
| 25               | 3° 52' 36"  | 310.44 | 21.00  | 10.51   | 21.00  |
| 26               | 3° 52' 36"  | 310.44 | 21.00  | 10.51   | 21.00  |
| 27               | 3° 22' 41"  | 310.44 | 18.30  | 9.15    | 18.30  |
| 28               | 3° 20' 52"  | 310.44 | 18.14  | 9.07    | 18.14  |
| 29               | 3° 19' 46"  | 310.44 | 18.04  | 9.02    | 18.04  |
| 30               | 2° 01' 46"  | 310.44 | 11.00  | 5.50    | 11.00  |
| 31               | 1° 38' 41"  | 602.91 | 17.51  | 8.75    | 17.51  |
| 32               | 3° 14' 48"  | 602.91 | 34.56  | 17.28   | 34.56  |
| 33               | 1° 11' 58"  | 602.91 | 18.09  | 9.05    | 18.09  |
| 34               | 0° 19' 00"  | 602.91 | 3.37   | 1.69    | 3.37   |
| 35               | 4° 01' 24"  | 257.33 | 18.07  | 9.04    | 18.07  |
| 36               | 4° 00' 33"  | 257.33 | 18.01  | 9.01    | 18.00  |
| 37               | 7° 43' 00"  | 257.33 | 34.66  | 17.35   | 34.63  |

SEE SHEET 4 OF 4 FOR GENERAL NOTES

POINT OF BEGINNING  
14.00° 33' 13" W.  
164.21'  
POINT OF COMMENCEMENT  
(N.E. CORNER OF LAKE MAUDSLAY UNIT)  
PREPARED BY:  
ALL AMERICAN SURVEYORS, INC.  
4220 HOOD ROAD  
JACKSONVILLE, FLORIDA, 32257  
(904) 268-4155  
PS.D. 88-045

# ANDOVER PLACE UNIT ONE

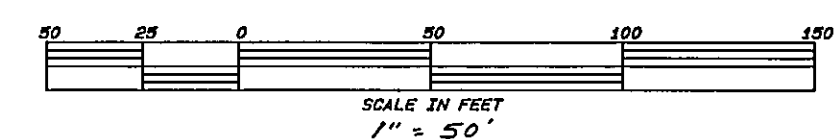
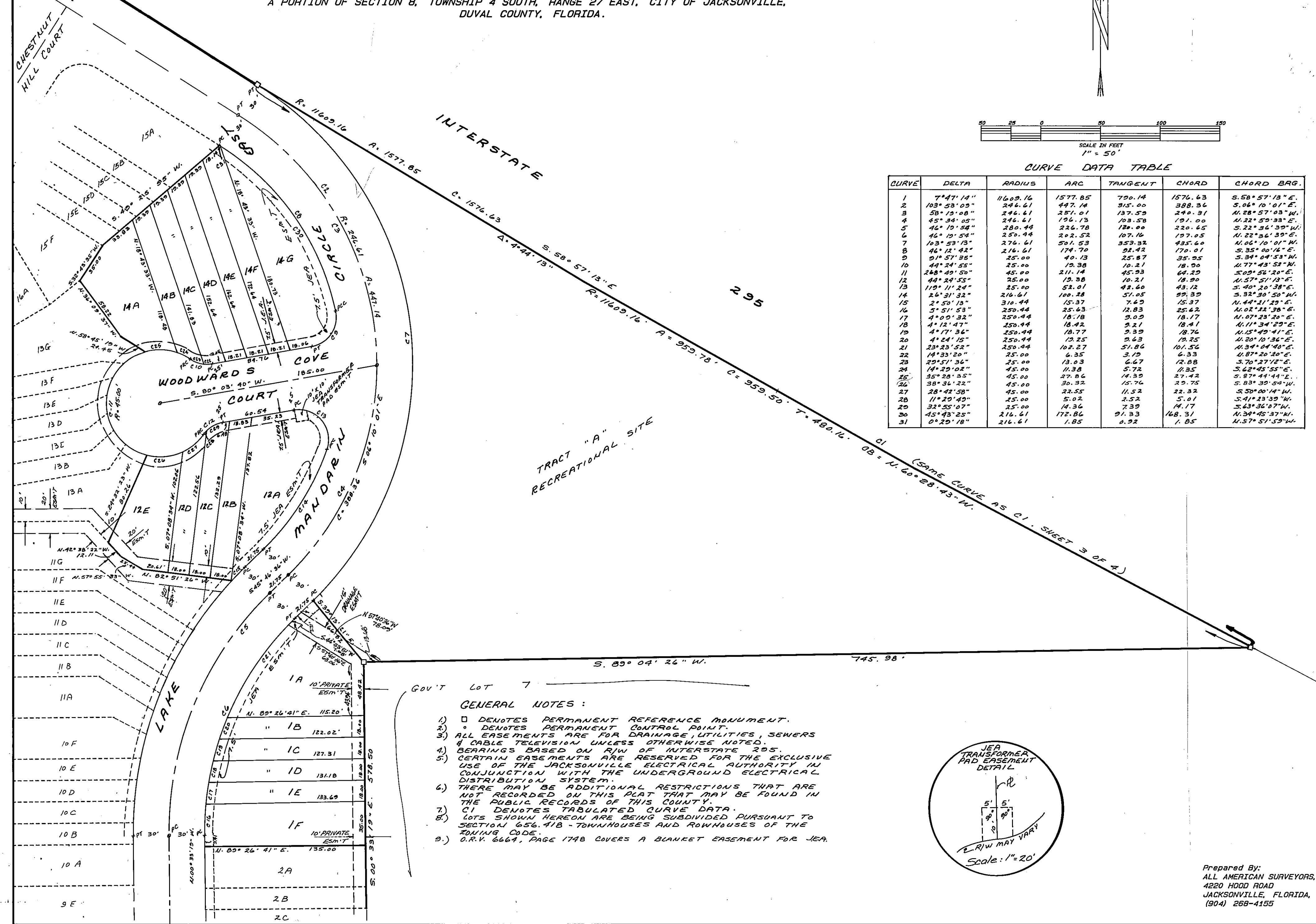
A PORTION OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE,  
DUVAL COUNTY, FLORIDA.



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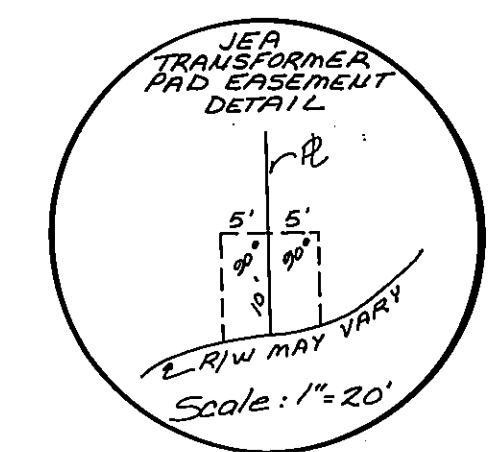
CURVE DATA TABLE

| CURVE | DELTA      | RADIUS   | ARC     | TANGENT | CHORD   | CHORD BRG.    |
|-------|------------|----------|---------|---------|---------|---------------|
| 1     | 7°47'14"   | 11609.16 | 1577.85 | 750.14  | 1576.63 | S.58°57'13"E. |
| 2     | 103°53'05" | 246.61   | 447.14  | 315.00  | 388.36  | S.06°10'01"E. |
| 3     | 58°15'08"  | 246.61   | 251.01  | 137.59  | 249.31  | N.28°57'03"W. |
| 4     | 45°34'05"  | 246.61   | 196.13  | 103.58  | 191.00  | N.22°52'33"E. |
| 5     | 46°10'54"  | 280.44   | 226.78  | 120.00  | 220.65  | S.22°36'35"W. |
| 6     | 46°10'54"  | 250.44   | 202.52  | 107.16  | 197.05  | N.22°36'35"E. |
| 7     | 103°53'13" | 276.61   | 501.53  | 353.32  | 435.60  | N.06°10'01"W. |
| 8     | 46°12'42"  | 216.61   | 174.70  | 92.42   | 170.01  | S.35°00'14"E. |
| 9     | 91°57'56"  | 25.00    | 40.13   | 25.87   | 35.25   | S.34°04'53"W. |
| 10    | 44°24'55"  | 25.00    | 10.38   | 10.21   | 18.90   | N.77°43'52"W. |
| 11    | 268°49'50" | 45.00    | 211.14  | 45.93   | 64.29   | S.09°56'20"E. |
| 12    | 44°24'55"  | 25.00    | 10.38   | 10.21   | 18.90   | N.57°51'13"E. |
| 13    | 119°11'24" | 25.00    | 52.01   | 42.60   | 43.12   | S.40°20'38"E. |
| 14    | 26°31'32"  | 216.61   | 100.28  | 57.05   | 99.39   | S.38°30'50"W. |
| 15    | 2°50'13"   | 316.44   | 15.37   | 7.43    | 15.37   | N.44°11'25"E. |
| 16    | 5°51'53"   | 250.44   | 25.63   | 12.83   | 25.62   | N.02°12'30"E. |
| 17    | 4°00'32"   | 250.44   | 18.18   | 9.09    | 18.17   | N.07°23'20"E. |
| 18    | 4°12'47"   | 250.44   | 18.42   | 9.21    | 18.41   | N.11°34'29"E. |
| 19    | 4°17'36"   | 250.44   | 18.77   | 9.39    | 18.76   | N.15°49'41"E. |
| 20    | 4°24'15"   | 250.44   | 19.25   | 9.63    | 19.25   | N.20°10'36"E. |
| 21    | 23°23'52"  | 250.44   | 102.27  | 57.86   | 101.56  | N.34°04'40"E. |
| 22    | 14°33'20"  | 25.00    | 6.35    | 3.19    | 6.33    | S.87°20'20"E. |
| 23    | 29°51'36"  | 25.00    | 13.03   | 6.67    | 12.88   | S.70°27'12"E. |
| 24    | 14°29'02"  | 45.00    | 11.38   | 5.72    | 11.35   | S.62°45'55"E. |
| 25    | 35°28'35"  | 45.00    | 27.86   | 14.32   | 27.42   | S.87°44'44"E. |
| 26    | 38°34'22"  | 45.00    | 30.32   | 15.76   | 29.75   | S.83°39'50"W. |
| 27    | 28°42'58"  | 45.00    | 22.55   | 11.52   | 22.32   | S.59°00'14"W. |
| 28    | 11°20'49"  | 25.00    | 5.02    | 2.52    | 5.01    | S.41°13'35"W. |
| 29    | 32°55'07"  | 25.00    | 14.36   | 7.39    | 14.17   | S.63°36'07"W. |
| 30    | 45°43'25"  | 216.61   | 172.86  | 91.33   | 168.31  | N.34°45'37"W. |
| 31    | 0°20'18"   | 216.61   | 1.85    | 0.92    | 1.85    | N.57°51'59"W. |

TRACT "A"  
RECREATIONAL SITE

## GENERAL NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT.
- 2) ° DENOTES PERMANENT CONTROL POINT.
- 3) ALL EASEMENTS ARE FOR DRAINAGE, UTILITIES, SEWERS & CABLE TELEVISION UNLESS OTHERWISE NOTED.
- 4) BEARINGS BASED ON R/W OF INTERSTATE 295.
- 5) CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRICAL AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7) C1 DENOTES TABULATED CURVE DATA.
- 8) LOTS SHOWN HEREON ARE BEING SUBDIVIDED PURSUANT TO SECTION 656.418 - TOWNHOUSES AND ROWNHUSES OF THE ZONING CODE.
- 9) O.R.V. 6664, PAGE 174B COVERS A BLANKET EASEMENT FOR JEA.



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